

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Richland Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$9,143,591**

PJ's Size Grouping*: **C**

PJ Since (FY): **1996**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 15				
% of Funds Committed	96.52 %	97.72 %	9	95.51 %	62	65	
% of Funds Disbursed	95.37 %	92.88 %	3	87.58 %	85	88	
Leveraging Ratio for Rental Activities	4.44	7.11	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	94.18 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.69 %	80.66 %	9	71.17 %	51	54	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	93.10 %	1	81.54 %	100	100	
% of 0-30% AMI Renters to All Renters***	100.00 %	63.34 %	1	45.68 %	0	100	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.92 %	1	96.19 %	100	100	
Overall Ranking:			In State: 1 / 15		Nationally: 99 100		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,319	\$26,454		\$27,510	8 Units	1.80 %	
Homebuyer Unit	\$22,757	\$20,065		\$15,239	361 Units	80.60 %	
Homeowner-Rehab Unit	\$23,062	\$20,711		\$20,932	79 Units	17.60 %	
TBRA Unit	\$0	\$1,840		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Richland Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$126,943	\$95,203	\$17,185
State:*	\$117,269	\$120,876	\$26,577
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	100.0	45.7	60.8	0.0
Black/African American:	0.0	2.5	1.3	0.0
Asian:	0.0	2.8	1.3	0.0
American Indian/Alaska Native:	0.0	0.0	1.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.3	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.8	2.5	0.0

ETHNICITY:

Hispanic	0.0	47.6	32.9	0.0
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HOUSEHOLD SIZE:

1 Person:	75.0	16.6	19.0	0.0
2 Persons:	12.5	19.1	20.3	0.0
3 Persons:	0.0	16.9	25.3	0.0
4 Persons:	0.0	23.0	19.0	0.0
5 Persons:	12.5	13.9	7.6	0.0
6 Persons:	0.0	6.4	7.6	0.0
7 Persons:	0.0	1.4	1.3	0.0
8 or more Persons:	0.0	2.5	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	62.5	20.2	22.8	0.0
Elderly:	25.0	0.3	8.9	0.0
Related/Single Parent:	0.0	31.6	35.4	0.0
Related/Two Parent:	12.5	41.8	26.6	0.0
Other:	0.0	5.8	6.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.0	0.0 [#]
HOME TBRA:	0.0	
Other:	75.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Richland Consortium

State: WA

Group Rank: 99
 (Percentile)

State Rank: 1 / 15 PJs

Overall Rank: 100
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	76.69	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.65	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

